



**Bridle Close | Hookhills | Paignton | TQ4 7SL**

**Asking Price Of £335,000**

A stunning spacious three bedroom linked only by adjoining bungalow, situated in the highly sought after Hookhills area served by local shops, doctors, schools and bus services and only a short distance from Broadsands Beach. The property has both been improved and maintained to a very high standard. Located at the end of a cul-de-sac and positioned on a delightfully private plot. No forward chain, internal viewing is highly recommended.

- THREE BEDROOMS
- DESIRABLE HOOKHILLS AREA
- EXCELLENT CONDITION
- PRIVATE GARDENS
- DRIVE TO DETACHED GARAGE

**GROUND FLOOR** Canopied entrance and double glazed door opening to:-

**ENTRANCE HALL** Staircase to the first floor with under stairs cupboard housing 'smart' electric and gas meters.

**CLOAKROOM/WC.** Low level W.C. Pedestal washbasin with mosaic tiled splash back. Radiator. Wall mounted 'Worcester' boiler. Double glazed window.

**KITCHEN/DINING ROOM.** 16' 4" x 9' 8" (4.97m x 2.94m) Fitted with a good range of gloss cream faced wall and base cupboards, wide pan drawers and wood effect working surfaces with inset stainless steel sink and drainer. Space/plumbing for washing machine and space for fridge/freezer. Built in Bosch oven/grill and halogen hob over (we are advised these are new and not been used). Tiled surrounds and tiled flooring. Double glazed window to front. Radiator. Square opening to:-

**LOUNGE.** 16' 2" x 10' 10" (4.92m x 3.30m) Dual aspect with double glazed patio door opening to the garden and window to side. Modern grey flooring. T.V. & Telephone point. Covered gas point. Two wall lights.

**FIRST FLOOR** Landing with double glazed window. Airing cupboard with hot water cylinder. Loft hatch.

Address 'Bridle Close, Hookhills, Paignton, TQ4 7SL'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '67 | D'

### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



**BEDROOM 1.** 13' 9" x 9' 11" (4.19m x 3.02m) Double glazed window to front. Radiator. Two wall lights.

**BEDROOM 2.** 13' 8" x 8' 11" (4.16m x 2.72m) Double glazed window to rear. Radiator.

**BEDROOM 3.** 9' 4" x 7' 0" (2.84m x 2.13m) Double glazed window to rear. Radiator.

**BATHROOM/W.C.** White suite of panelled bath with mixer tap and fitted shower over, with shower screen to side. White vanity unit with concealed flush W.C. and inset washbasin. Tiled walls. Grey wood effect flooring. Heated towel rail. Double glazed window.

**OUTSIDE FRONT** Stone chipped front garden for easy maintenance. Gate to side and rear garden. Driveway leads to:-

**DETACHED GARAGE.** 16' 0" x 8' 3" (4.87m x 2.51m) Up and over door to front. Light and power.

**SIDE AND REAR GARDEN** Very private, enclosed gardens enjoying a sunny aspect. Mainly laid to lawn with flowerbeds surrounding and patio seating area. Timber garden shed.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.